



## CITY OF DORAL COUNCIL MEETING MEMORANDUM

**ITEM TITLE:**

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR MAHUDI INTERNATIONAL CORP - FINGER LAKE WAREHOUSE, FOR THE PROPERTY LOCATED AT 2100 NW 95TH AVENUE IN THE CITY OF DORAL, FLORIDA, PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

**DEPARTMENT RECOMMENDATION:**

Approval

**BRIEF HISTORY:**

Mahudi International Corp. (the "Applicant"), is requesting site plan approval for the Property located at 2100 NW 95<sup>th</sup> Avenue, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3033-041-0010 (the "Property") in the City of Doral (the "City"). The Applicant presented the site plan application at a properly noticed zoning workshop held on June 25, 2025. The objective of the workshop was to inform city residents of the request, present additional details and consider the public's feedback on the project.

**LEGISLATIVE ACTION: (IF APPLICABLE)**

Date:	Resolution/Ordinance No.	Comments

**FINANCIAL INFORMATION: (IF APPLICABLE)**

No.	Amount	Account No.	Source of Funds
1.			
2.			
Total:			

**Fiscal Impact Statement:** The proposed item has a fiscal impact on revenues and/or expenditures of \$ 0

**STRATEGIC PLAN ALIGNMENT:**

The proposed project is going to further the “Revenue Growth” strategic goal of the City of Doral Strategic Plan (2023), by increasing the property value, thereby adding new revenues to the city’s property tax base and fees. It is important to note that the additional tax revenues may be used to fund the infrastructure projects in the five-year capital improvement program (CIP).

**ATTACHMENT(S):**

- A. Exhibit A – Application and Letter of Intent
- B. Exhibit B – Site Plan
- C. Exhibit C – DERM
- D. Exhibit D – DSWM
- E. Exhibit E – Traffic
- F. Resolution



## Memorandum

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Date: August 13, 2025

To: Honorable Mayor and Councilmembers

From: Zeida Sardinas  
City Manager

Department: Michelle M. Lopez  
The Corradino Group  
Interim Planning & Zoning Director

Subject: **Finger Lakes Warehouses 95<sup>th</sup> Avenue – Site Plan**

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### **Introduction**

Mahudi International Corp. (the “Applicant”), is requesting site plan approval for a new office and warehouse building located at 2100 NW 95<sup>th</sup> Avenue, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3033-041-0010 (the “Property”) in the City of Doral (the “City”). A copy of the letter of intent and application is provided in “Exhibit A.”

### **Public Advertisement**

The public notice was advertised (legal advertisement) in Miami-Dade County’s designated publicly accessible website at least 14 calendar days prior to the proceeding (Council Meeting).

### **Property Information**

Table I provides a brief overview of the subject project.

<b>Table I</b>		
<b>Finger Lakes Warehouse 95<sup>th</sup> Avenue – Site Plan</b>		
<b>Property Information</b>		
	General Information	Responses
1	Project Name	Finger Lakes Warehouse 95 <sup>th</sup> Avenue – Site Plan
2	Applicant	Mahudi International Corp
3	Acres	± 0.98 acres (42,500 sq. ft.)
4	Location	2100 NW 95 <sup>th</sup> Avenue, Doral, FL
5	Folio Numbers Associated with Project	35-3033-041-0010
6	Existing Future Land Use Category	Industrial (I)
7	Existing Zoning District	Industrial (I)
8	Code Compliance Violation	N/A

Source: City of Doral, Planning and Zoning Department (2025).

### **Zoning/Land Use/Neighborhood Analysis**

Table II provides an overview of the land uses surrounding the Property.

<b>Table II</b>				
<b>Finger Lakes Warehouse 95<sup>th</sup> Avenue – Neighborhood Analysis</b>				
<b>Adjacent Land Uses and Zoning Districts Matrix</b>				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Warehouses & Offices	Industrial (I)	Industrial (I)	None
South	Warehouses & Offices	Industrial (I)	Industrial (I)	None
East	Lake canal (warehouses & offices beyond canal)	Industrial (I)	Industrial (I)	None
West	Lake canal (warehouses & offices beyond canal)	Industrial (I)	Industrial (I)	None

Source: City of Doral, Planning and Zoning Department (2025).

Figure I. Existing conditions of the subject site:



View of the Property from NW 95<sup>th</sup> Avenue

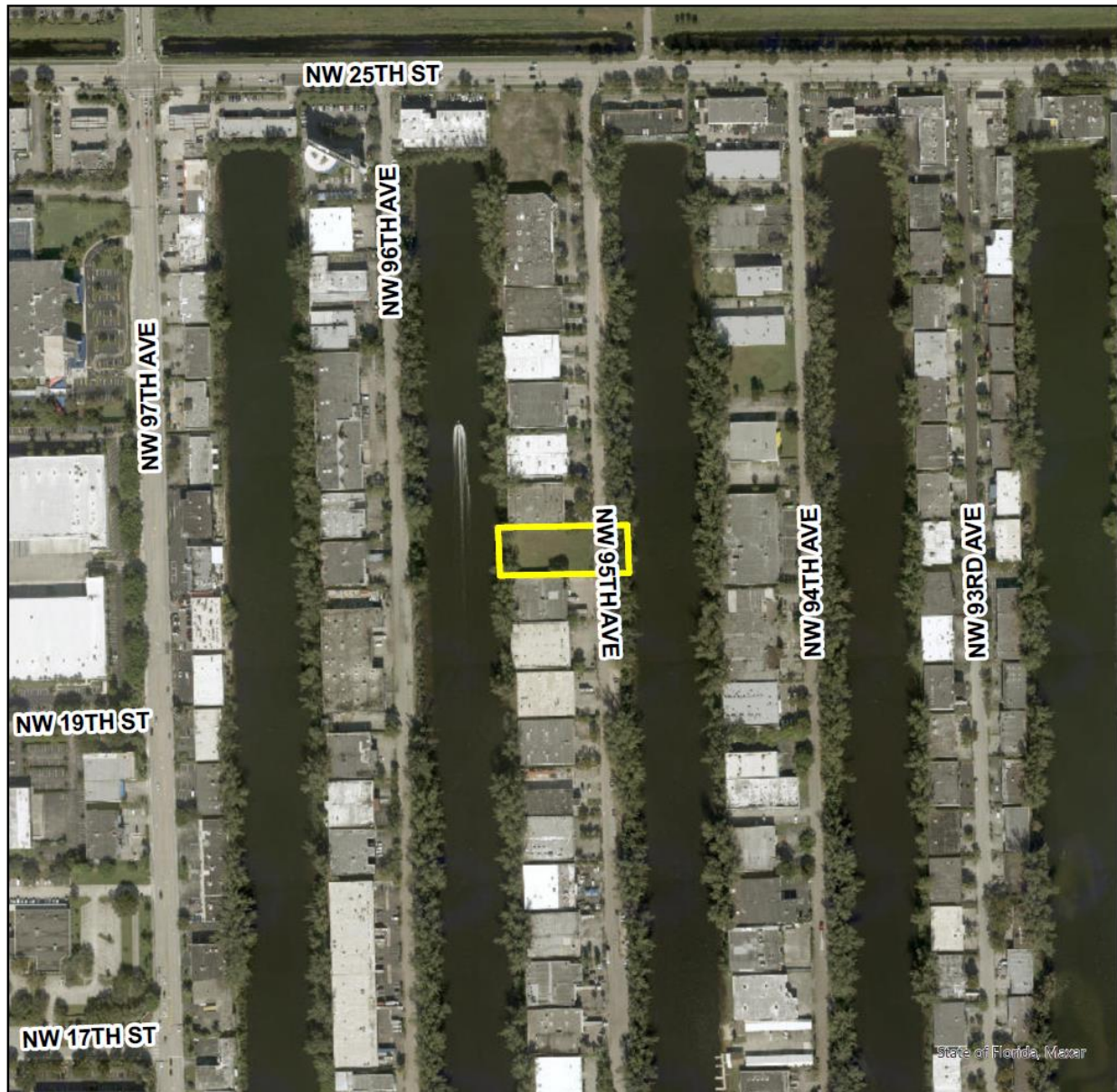


Angled view of the Property from NW 95<sup>th</sup> Avenue



East view towards the existing vegetation/canal

Figure II. Illustrates the Property location in the aerial map:



**City of Doral**



**Planning & Zoning Department**  
**Finger Lake Warehouse Aerial Map**

**Legend**

 Subject Property



6/5/2025

## **Background**

The application pertains to a vacant parcel located at 2100 NW 95<sup>th</sup> Avenue, Doral, Florida, further identified by the Miami-Dade County Property Appraiser as Folio No. 35-3033-041-0010 (the “Property”), in the City of Doral (the “City”). The Property, which is currently zoned Industrial (I) with an Industrial (I) future land use category designation, encompasses approximately 0.98 acres and remains currently undeveloped.

The project consists of a new ±14,854 sq. ft. two (2) story building dedicated to warehouse and office uses (the “Project”) consistent with Industrial (I) zoning regulations.

The Applicant presented the site plan application at a properly noticed zoning workshop held on June 25, 2025. The objective of the workshop was to inform city residents of the request, present additional details and consider the public’s feedback on the project.

## **Staff Analysis:**

### **Comprehensive Plan Consistency Review**

The Property is designated Industrial (I) by the City’s Comprehensive Plan Future Land Use Map (FLUM). The Industrial (I) category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, flex space showrooms with attached distribution/storage building areas, distribution centers, merchandise marts, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university/college facilities, and hotels. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. The floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

The Applicant is proposing a single building with an area of approximately 14,854 square feet. The development reflects a Floor Area Ratio (FAR) of 34.95, which is below the 50% maximum coverage allowed under the Industrial (I) zoning classification. Additionally, the project includes roughly 8,813 square feet of landscaped open space, comprising about 20.74% of the site, surpassing the required minimum of 15%. Overall, the proposal is consistent with the objectives and regulations outlined in the City’s Comprehensive Plan.

### **Land Development Regulations Consistency Review**

The Property is zoned Industrial (I) according to the City of Doral’s Official Zoning Map. This zoning designation is intended to support and encourage industrial development that contributes to economic growth, particularly due to its advantageous location near Miami International Airport (MIA). It also aims to preserve and promote the continued operation of industrial uses within the city. The proposed site plan is consistent with Chapter 68, Article VI Industrial Districts, Division 3 Industrial District (I), Sec. 68-820 Permitted Uses-Generally, of the City’s Code which allows for warehouses and office uses. Furthermore, Sec. 53-128. - Use compatibility table, permits warehouse and office uses in Industrial (I) districts.

The Land Development Code setbacks for the Industrial District (I) include: a twenty (20) feet setback for the front, fifteen (15) feet setback for the side street, and a five to fifteen (5 -15) setback for the side interior and rear. The proposed front setback is eighty-three feet with one inch (83'-1"), the proposed side setbacks are five feet (5'-0"), and the proposed rear setback is nineteen feet with one inch (19'-1").

The maximum required building coverage per code is fifty (50%) percent; the proposed building coverage is approximately thirty-five (35%) percent with a lot building coverage of ±14,854 square feet. The minimum open space required is fifteen (15%) percent; the proposed open space design consists of twenty (20%) percent with ±8,813 square feet.

The maximum building height for the Industrial District (I) is the right-of-way (ROW) width. The proposed building height is forty feet (40'-0"). This height complies with the right-of-way (ROW) width, which is comprised of a road (NW 95<sup>th</sup> Avenue) with a width of approximately forty feet (40'-0"). The floor area ratio (FAR), also complies, as 0.5 & 0.25 are required; 34.95 is currently proposed for the Project. The existing zoning surrounding the Property consists of Industrial (I) to the north, south, east, and west. The area is predominantly characterized by professional industrial offices and warehouses.

Lastly, based on the proposed uses and square feet on site, eighteen (18) regular parking spaces are required per Land Development Code Sec. 77-139. There are 18 regular parking spaces provided, which align with the size requirements of 9' x 19'. Additionally, there are two (2) 12' x 25' loading area spaces.

Sec. 77-139. - Required off-street parking spaces:

*Office: one space per 300 square feet of gross floor area or fraction thereof.*

*Warehouses: one space per 1,000 square feet of gross warehouse floor area up to 10,000 square feet; one space per 2,000 square feet of gross warehouse floor area thereafter.*

*Loading spaces: one space per 3,000—15,000 square feet of floor area.*

Table III. Parking:

Uses	Uses square feet	Required spaces	Provided spaces
Office	1,500 sq. ft.	5	5
Warehouse	14,854 sq. ft.	13	13
Loading	14,854 sq. ft.	1	2
<b>Total</b>		19	20

The proposed Finger Lakes Warehouse 95<sup>th</sup> Avenue Project aligns with the Industrial (I) zoning district. It ties into the urban context and is compatible with surrounding uses and zoning districts. The new warehouse facility is expected to enhance and complement the diverse uses in the area. A copy of the site plan is provided in “Exhibit B.”

The required/proposed development standards are listed in the following Table IV:

Development Standards for the Industrial District			Provided
Maximum Floor area ratio (FAR)	0.5 – 0.25		±34.95
Maximum height	Right of way (ROW) width		±40'-0"
Minimum lot area	7,500 sq. ft.		±42,500 sq. ft. (0.98 acres)
Minimum lot width (ft.)	75' ft.		±125' ft.
Maximum building coverage (pct.)	50%		±14,854 (35%)
Minimum open space (pct.)	15%		±8,813 (20%)
Minimum and maximum building setback (ft.)	Front	20' ft.	±83'-1" ft.
	Side street	15' ft.	N/A
	Side interior	5' to 15' ft.	±5'-0" ft.
	Rear	5' to 15' ft.	±19'-1" ft.

Source: City of Doral. Planning and Zoning Department. (2025).

The following is an evaluation of the site plan review standards:

**a. Consistency with Comprehensive Plan:**

The Industrial (I) future land use category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, flex space showrooms with attached distribution/storage building areas, distribution centers, merchandise marts, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities and hotels.

**b. Promote better site design:**

The Project's design incorporates landscaped areas, bicycle racks, and a modern architecture design. Additionally, the proposed building coverage is below what is required. These design considerations are crucial to manage stormwater run-off, provide lush landscaping, and contribute to the City's beautification.

**c. Integration of project more effectively into their surrounding environment:**

The area is characterized by professional offices and warehouses uses. Thus, a project such as Finger Lakes Warehouses 95<sup>th</sup> Avenue, which offers offices and warehouse uses, will integrate seamlessly with the surrounding environment, create attractive urban spaces, and bring economic opportunities to the City.

**d. Enhance property value:**

The project's architectural and urban design will serve as a catalyst for other similar developments in the district and enhance the property value of the surrounding properties.

**e. Ensure harmonious relationship among buildings, uses and visitors:**

The project's thoughtful architectural and landscape design will foster a sense of harmony among the surrounding buildings. The proposed design may also inspire nearby warehouse owners, particularly those with outdated warehouse building structures, to invest in modern upgrades, sparking a wave of revitalization throughout the area.

**f. Protect health, safety and welfare of our residents and visitors:**

The project will feature a lush landscape design which will contribute to stormwater control and safety.

**g. Address traffic concerns:**

City of Doral Public Works Department recommends approval.

**h. Consistent with the Standards and/or regulations of approved Master Development Agreements, Pattern Books and Conceptual Site Plan associated with CMU, DMU, TND and PUD projects:**

The project is not part of an approved Master Development Agreement, or a site plan associated with CMU, DMU, TND or PUD Developments.

## **Level of Services Evaluation**

### **Public Facilities Levels-of Service (LOS) Review**

Pursuant to Objective 10.4 and Policy 10.4.2 of the City’s Comprehensive Plan, all new development and redevelopment must maintain the adopted Level-of-Service (LOS) standards for public facilities. New development orders shall be issued only when available public facilities and services needed to support the development will be available concurrent with the impacts of the development. Table V provides information on public facilities and applicable agency reviews.

**Table V LOS Standards**

<b>Public Facility</b>	<b>LOS Standard</b>	<b>Agency Review</b>	<b>Response</b>
Potable Water	126.82 gallons per capita per day	Miami-Dade Water and Sewer Department (WASD)	DERM Memo (see Exhibit C)
Sanitary Sewer	100 gallons/capita day	Miami-Dade Water and Sewer Department (WASD)	DERM Memo (see Exhibit C)
Stormwater Drainage	Post-development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with 24-hour duration	Miami-Dade Department of Regulatory & Economic Resources	DERM Memo (see Exhibit C)
Solid Waste	9.4 pounds/capita/day	Miami-Dade Department of Solid Waste	Dept. Solid Waste Memo (see Exhibit D)
Recreation and Open Space Lands	4.5 acres per 1,000 residents	City of Doral Planning and Zoning Department	(not applicable)
Transportation	All major County roadways must operate at LOS D or better, except where mass transit service having headways of 20 minutes or less is provided within ½ mile distance, then a roadway shall operate at or above LOS E at peak hour.	Miami-Dade Department of Transportation and Public Works and the City of Doral Public Works Department	City of Doral Public Works Department Memo (see Exhibit E)
Public Schools	100% utilization of Florida Inventory of School Houses (FISH) capacity (with relocatable classrooms).	Miami-Dade Public County School	Miami-Dade County Public Schools (not applicable)

Source: City of Doral. Planning and Zoning Department (2025).

#### Potable Water, Sanitary Sewer, and Solid Waste

Pursuant to Section 163.3180(1), Florida Statutes, sanitary sewer potable water, solid waste and drainage are the only public facilities and services subject to the concurrency requirement on a statewide basis. In the City of Doral, Miami-Dade County Water and Sewer Department (WASD) is responsible for providing potable water and sanitary sewer services, while Miami-Dade County Department of Solid Waste Management (DSWM) provides waste collection services. Both WASD and DSWM have reviewed the application and have no objections to the rezoning. A copy of DERM and Solid Waste Management memorandum are provided in “Exhibit C” and “Exhibit D.”

#### Recreation and Open Space

The proposed project will not incorporate residential uses. Therefore, the recreation and open space LOS standard does not apply.

#### Transportation

The City of Doral Public Works Department has reviewed the subject application and recommends approval.

#### Public Schools

The proposed project does not incorporate residential uses. Therefore, the public schools LOS standard does not apply.

#### **Recommendation**

Staff respectfully request that the Mayor and City Councilmembers APPROVE the proposed site plan for the Finger Lakes Warehouse 95<sup>th</sup> Avenue - Site Plan located at 2100 NW 95<sup>th</sup> Avenue, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3033-041-0010 in the City of Doral.